

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ELKINS KALT WEINTRAUB REUBEN GARTSIDE LLP ROYE ZUR, State Bar No. 273875 rzur@elkinskalt.com 10345 W. Olympic Blvd. Los Angeles, California 90064 Telephone: 310.746.4400 Facsimile: 310.746.4499</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Plaintiff</p>	<p>FOR COURT USE ONLY</p>
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[illegible]

Sale Date: 01/11/2021	Time: 2:00 pm
Location: United States Bankruptcy Court, Courtroom 6C, 411 W. Fourth St., Santa Ana, CA 92701	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 12/28/2021

Description of property to be sold: The Estate's interest in the real property located at 420 S. Zion Ridge Drive, Lot #33, Mt. Carmel, Utah 84741. See attached Notice of Motion.

Terms and conditions of sale: Sale is "as is, where is," without any representation or warranty, express or implied, pursuant to 11 U.S.C. Section 363(b). The sale is subject to Bankruptcy Court approval and is subject to overbids.

Proposed sale price: \$ 490,000.00

Overbid procedure (if any): See attached Notice of Motion

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

United States Bankruptcy Court
Courtroom 6C
411 West Fourth St.
Santa Ana, CA 92701
Date: January 21, 2021
Time: 2:00 p.m.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Roye Zur, Esq.
Elkins Kalt Weintraub Reuben Gartside LLP
rzur@elkinskalt.com
10345 W. Olympic Blvd.
Los Angeles, CA 90064
T: (310) 746-4400
F: (310) 746-4499

Date: 12/21/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Elkins Kalt Weintraub Reuben Gartside LLP, 10345 W. Olympic Blvd., Los Angeles, CA 90064

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/21/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 12/21/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/21/2020
Date

Henry Cruz
Printed Name

/s/ Henry Cruz
Signature

1. TO BE SERVED BY THE COURT VIA NEF (Contd.):

- Glenn R. Bronson, GRBronson@traskbritt.com
- Mirsaied Kashani, saiedkashani@gmail.com
- Arvind Nath Rawal, arawal@americaninfosource.com
- Josephine E. Salmon, ecfcacb@aldridgepite.com
- Ketan G. Sawarkar, ketan.sawarkar@americaninfosource.com

2. TO BE SERVED BY UNITED STATES MAIL (Contd.)

American Express
PO Box 650448
Dallas, TX 75265

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

BMW Financial Services
PO Box 3608
Dublin, OH 43016

BMW Financial Services
Attn: Customer Accounting
5550 Britton Parkway
Hilliard OH 43026, OH 43026

Jeffrey & Patty Lewis
745 'W 150 S'
Virgin, Utah 84779

Jeffrey Lewis
c/o David Hunter
444 E. Tabernacle Suite B-201
St. George, UT 84770

LBS Financial Credit Union
PO Box 4860
Long Beach, CA 90804

Saks Fifth Ave.
117 W. 57th St.
New York, NY 10011

Wells Fargo Auto
PO Box 29704
Phoenix, AZ 85038

Wells Fargo Home Mortgage
PO Box 10335
Des Moines, IA 50306

ZB, N.A. dba California Bank &
Trust
1875 South Redwood Road
Salt Lake City, Utah 84104

Zion Bank
PO Box 30709
Salt Lake City, Utah 84130